**MINUTES OF A REGULAR**
**CITY COUNCIL MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
March 26, 2025, at 6:00 PM

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| **Present** | **Absent** |
|---|---|
| Mayor Julie Fullmer | |
| Councilmember Sara Cameron (left at 10:01 PM) | |
| Councilmember Jacob Holdaway | |
| Councilmember Mardi Sifuentes | |
| Councilmember Brett Clawson | |

**Staff Present:** City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Public Works Director Naseem Ghandour, Finance Director Kristie Bayles, Utility Billing Clerk Maria Arteaga, Parks and Recreation Director Brian Vawdrey, Orem Fire Chief Marc Sanderson, Environmental Utilities Manager Devan Peterson, City Recorder Pamela Spencer and Deputy Recorder Tony Lara

**Others Speaking:** residents Arianne Mix, Emilee Larsen, Daria Evans, Karen Cornelious, Tara Ewing, David Lauret, and Adam Teuscher; Mark Midgeley with Utah Approves; Wendy Hart; John Kidd and Alan Parry; Mark Roberts, Brad Daw, and Nancy Lord with Utah RCV; Laura Smith with CRSA; Lee Johnson with Zions Public Finance

## 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Clawson gave the invocation and led the Pledge of Allegiance.

## 2. PUBLIC COMMENTS

Mayor Fullmer called for public comments.

Arianne Mix, living in the Bridgeport subdivision, expressed concern over parking and over occupancy issues in her neighborhood. She also expressed concern with the dog poop throughout the city and asked if there was a cleanup plan.

Emilee Larsen, living in the Bridgeport subdivision, also expressed concern with parking and over occupancy issues. A discussion ensued.

Daria Evans, living in The Villas subdivision, thanked the city for the installation of the sunshades and thanked staff for attending their Homeowners Association (HOA) meeting. She asked about items on the agenda: Road striping Bid Award, Main Street Sewer Repair, Municipal Wastewater Fund Report, and why the city had not updated the capital facilities plans. She felt that the city was missing emergency plans for sewer systems. She also asked about the anticipated cost for the upgrade to lift station no. 2. She expressed her disappointment with the community fair, held on Saturday, closing early.

Karen Cornelious, living in The Villas subdivision, asked about funding additional public safety with the opening of apartments in the Utah City development. She asked if a public safety impact fee would be charged before the opening of those apartments.

Tara Ewing, living in The Villas subdivision, asked about the civic center and the use of RDA funds and how it would impact funding availability.

David Lauret, living on Holdaway Road, asked about the RDA funding being applied to the civic center.

Mayor Fullmer responded to the public comments. She mentioned that staff were working on the public safety impact fees. She explained the name change of the civic center and how the funding would work.

**3. CONSENT ITEMS**

- **3.1. Approval of the March 12, 2025, City Council Work Session Minutes**
- **3.2. Approval of the March 12, 2025, City Council Meeting Minutes**
- **3.3. Award of 5-Year Roadway Striping Services Contract (Resolution 2025-09)**
- **3.4. Approval of the Vineyard City 2024 Annual Drinking Water Quality Report (Resolution 2025-13)**
- **3.5. Contract Approval for the Main Street Sewer Line Repair (Resolution 2025-10)**
- **3.6. Adoption of the 2024 Municipal Wastewater Planning Program (MWPP) Survey (Resolution 2025-12)**

Mayor Fullmer asked if the council wanted to pull any items off. She then called for a motion.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT AND APPROVE CONSENT ITEMS 3.1, 3.2, AND 3.4 AS PRESENTED. COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

***3.5* Contract Approval for the Main Street Sewer Line Repair (Resolution 2025-10)**
Mayor Fullmer turned the time over to Environmental Utilities Manager Devan Peterson and resident Daria Evans. Ms. Evans asked how much of Main Street would be impacted. Mr. Peterson replied that it would be from 600 North to the Vineyard Connector (800 North). Discussion ensued. Ms. Evans asked about the pipe deterioration. Mr. Peterson explained that the pipe and road had both settled. A discussion ensued.

***3.6* Adoption of the 2024 Municipal Wastewater Planning Program (MWPP) Survey (Resolution 2025-12)**
Mayor Fullmer turned the time over to Environmental Utilities Manager Devan Peterson and resident Daria Evans. Ms. Evans asked where the sewer funds were maintained. Finance Director

Kristie Bayles replied that they were in the Enterprise Funds. Ms. Evans asked when the repair and replacement sinking fund be established and when they would put funds into it. City Manager Eric Ellis explained that they were completing the Wastewater Master Plan and that it would be included. Ms. Evans asked how much it was anticipated to reserve for the next 10 and 20 years. Mr. Petersen replied that it would be included in the study. Ms. Evans asked why the city did not maintain a plan of operations. Mr. Peterson replied that they were working on a plan for the 2025-2026 fiscal year. Ms. Evans asked why the city had not updated the capital facilities plan in the last 5 years. Mr. Peterson replied that it was part of a budget proposal to get them updated. Ms. Evans asked if there were any plans for emergency response and sewer safety systems this year. Mr. Ellis explained that there were safety measures in place, and anything that was lacking would be included in the master plan. A discussion ensued. Ms. Evans asked when the city would have the SECAP (System Evaluation Capacity Assurance Plan) completed. Mr. Peterson explained the survey. Mayor Fullmer added that this was how all plans worked in the city and that they assessed and audited each plan and then phased them in. A discussion ensued. Ms. Evans asked what the anticipated cost was to upgrade lift station number 2. Mr. Petersen replied that they were working on getting costs. Mr. Ellis explained that $850k had been budgeted for the project.

Councilmember Holdway asked about water and wastewater fund balances and if the repair would drop the funds lower. Ms. Bayles replied that it would affect the funds. A discussion ensued about the fund balances. Ms. Bayles mentioned that the funds had already been set aside for the repair.

3.3 **Award of 5-Year Roadway Striping Services Contract (Resolution 2025-09)**
Mayor Fullmer asked who would be presenting the road striping contract.

Ms. Evans asked about the bid and how much traffic control, sweeping and layout of roadways would add to the project. Mr. Ellis replied that road maintenance was a separate line item in the budget and would not be affected.

Councilmember Cameron moved to approve 3.3, 3.5, and 3.6 consent items as presented. Councilmember Clawson seconded the motion.

Councilmember Holdaway wanted to discuss the striping services contract.

**Amended Motion:** COUNCILMEMBER CAMERON AMENDED HER MOTION TO REMOVE 3.3 AND APPROVE 3.5 AND 3.6 CONSENT ITEMS AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

**4. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

**4.1. Walkara Way Update**

Sam Braegger, with the Utah Lake Authority, will present an update on the Walkara Way Project and its work with Forestry Fire and State Lands (FFSL) and local stakeholders, clarifying boundaries and trail alignment.

Mayor Fullmer turned the time over to Sam Braegger, with the Utah Lake Authority.

Mr. Braegger gave a brief history and update of the Walkara Way project.

Mayor Fullmer mentioned that this project was important to the community and thanked everyone for their continued work on this project.

Councilmember Holdaway commented that he was committed to finding solutions. He noted that he did not speak for the family members who had an interest in the land and project. He felt it was inappropriate to discuss ongoing litigation in a public forum. He felt that there were good people working on the project. He said that the legal standing was between two (2) entities, the federal government, and the families. Mayor Fullmer clarified that nothing sensitive was discussed and that there was positivity in the idea that everyone was working together.

**4.2. Arbor Day Proclamation 2025-01**

The mayor will Proclaim April 25, 2025, as Arbor Day in Vineyard City.
Mayor Fullmer read the proclamation.

**4.3. Municipal Alternate Voting Methods**

There will be three presentations on Municipal Alternate Voting Methods.
Mayor Fullmer turned the time over to resident Adam Teuscher and Mark Midgely with Utah Approves.

Mr. Teuscher gave a presentation on Approval Voting and compared it to other types of voting. Mark Midgley with Utah Votes on the board of Utah approves.

Mayor Fullmer asked about the artificial voting percentages Mr. Teuscher mentioned in his presentation. Mr. Teuscher Adam explained how he felt ranked choice voting (RCV) worked. Mr. Midgley added his perspective on how he felt ranked choice voting worked. A discussion ensued.

Councilmember Holdaway asked about the process to get this voting method in the state code. Mr. Teuscher replied that the city would not be committing themselves at this point in the process.

Mayor Fullmer turned the time over to Wendy Hart.

Ms. Hart presented on what she felt were issues with ranked choice voting and the backend (counting rounds).

Mayor Fullmer turned the time over to John Kidd and Alan Parry.

Dr. Parry stated that the opinions expressed today were their own. He then gave a presentation on voting in general and reviewed the different types of voting.

Mr. Kidd concluded the presentation with information about how people felt about RCV.

Councilmember Sifuentes asked the presenters to explain “Ranked Pairs” mentioned in their presentation. Dr. Parry explained how it worked. A discussion ensued.

Mayor Fullmer turned the time over to Mark Roberts, Brad Daw, and Nancy Lord with Utah RCV.

Mr. Roberts gave a brief background on his bid to get instant run-off voting in the state code as a viable voting method. He reviewed his views on the different voting methods and a survey that was done on RCV in 2019.

Ms. Lord gave a brief background on her bid to bring RCV to Utah. She addressed the arguments against RCV. There was a discussion about the RCV counting process. It was noted that as in any other voting type you do not have to vote for everyone.

Councilmember Sifuentes said that Vineyard had an exciting political atmosphere. A council seat had opened and there were several people interested. Lehi foresaw that they would have several candidates and were able to hold a primary for RCV. She felt that they were getting worn out and that it was hard on their community. A discussion ensued about having several candidates on a ballot and holding or not holding a primary.

Brad Daw gave his opinion on RCV. He mentioned a website called “Equal.vote” where they review different types of voting methods.

Councilmember Sifuentes asked about the ending time of the pilot project. Mr. Roberts explained that there was a sunset clause on the legislation.

A break was taken at 8:36 PM. The meeting resumed at 8:54 PM.

## 5. WORK SESSION

There were no work session items submitted.

## 6. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

*(Reports were presented at the end of the meeting.)*
Councilmember Holdaway expressed his concern with getting the General Ledger and having a Certified Public Accountant (CPA) and working with the State Auditor’s Office.

Councilmember Cameron left the meeting at 10:01 PM.

Mayor Fullmer appreciated the outline of the journey Councilmember Holdaway was going through and felt that the discussion ended with him hearing one thing and staff hearing something different and that was why a meeting was being called with the State Auditor’s Office. She felt it was not appropriate to discuss the issue before they could hold the meeting. Councilmember Sifuentes agreed to have a meeting first to clarify the outcomes of the emails. A heated discussion ensued. Mayor Fullmer explained that the city received a letter that was stamped “draft” and wanted clarity from the State Auditor’s Office. She felt that Councilmember Holdaway was stating things and making accusations against something that there was no clarity on and why they needed to have this discussion.

Councilmember Holdaway said that there was no city vote from last year on him getting a CPA (Certified Public Accountant). Mayor Fullmer stated that they had had multiple discussions on creating a financial committee that allowed Councilmember Holdaway to work with people and allowed the city to work with people on review. In their discussions they talked about, as a council, how one council person could not deputize or train somebody and give them documentation that was not public. They also talked about how they could formalize a committee. Councilmember Sifuentes clarified that the council did not have to vote on everything. The heated discussion continued. Mayor Fullmer asked Mr. Blakesley to weigh in on this discussion.

Mr. Blakesley felt that they needed to include the Auditor's office. He said that there had been multiple requests for the General Ledger over time and that he had been to several meetings where the ledger had been handed to Councilmember Holdaway. The instructions were that as a councilmember, he had the right to view the ledger, but they had to balance the oversite with the obligations under records law not to disclose, publicly, information that would be classified as private or protected. He said the city's ledger had information that the Records Officer believed to be private or protected. The instruction to Councilmember Holdaway is that when he has the full ledger, he cannot put it on Facebook or share it with a citizen who is not an employee or officer of the city. He noted that there were two (2) reports that were required to be filed with the state. He explained how those reports were generated. What he understood, except for the private or protected information which was small dollar amounts and individual names, was the revenue and expense reports provided a full snapshot of the city's revenue and expenses and was available to anybody who wanted to see it. He mentioned that Councilmember Holdaway had asked for not only a paper copy but an excel export from the system which he was entitled to, but he cannot publicly share it or share it with someone who was not an employee or an officer of the city because they lost control of that data. He said that as far as the next steps, Councilmember Holdaway and Ms. Bayles had both reached out to Seth Oveson at the State Auditor's Office and one of his roles was to provide guidance on financial bookkeeping, and what they would look at when performing an audit to help give instruction on what information could be shared and in what context. He mentioned the draft letter from the State Auditor's Office and that he had sent a letter to Mr. Holdaway stating that he did not want to provide any more guidance or information to Mr. Holdaway until they could meet as a full group. Mr. Blakesly noted that they were in the process of scheduling a meeting and that Councilmember Holdaway was the only person that had not responded to the meeting request. He said that he wanted to get Mr. Oveson's input on what the city did with the information and names. He was not comfortable putting that information out to the public. He clarified authority, that no one councilmember could deputize someone. Councilmember Holdaway claimed that he had the person he selected on a call with the State Auditor's Office, and they went through a training. He felt that there was a song and dance happening. Mayor Fullmer explained they had a very collaborative meeting scheduled to make sure that Councilmember Holdaway would get what he needed, and that this conversation did not need to take place and that they were on his side to get him the information. Councilmember Sifuentes felt that this conversation was a show by Councilmember Holdaway and wanted them to have the meeting with the State Auditor's Office first.

Mayor Fullmer reviewed the timeline concerning Councilmember Holdaway's request for the General Ledger. Councilmember Holdaway changed his statement that the Auditor's Office had not trained his person but went through the steps for them to professionally deal with the documents, how to treat them in a private and protected way, and what could be shared publicly and what could not be shared publicly. A heated discussion ensued.

Mayor Fullmer attempted to clarify why she felt the current public discussion was important. The discussion continued. Mayor Fullmer explained that the whole point in stating this issue was for the public to understand that the council was engaging in what councilmembers hoped would happen and that it was in fact being done collaboratively, and being done in a way that would protect staff, and ensured transparency to the community and the council.

Councilmember Clawson felt they would not come to a resolution tonight.

Mayor Fullmer called for additional council reports. After a brief discussion, she adjourned the meeting.

## 7. STAFF, COMMISSION, AND COMMITTEE REPORTS

There were no staff, commission, or committee reports.

## 8. APPOINTMENTS/REMOVALS

There were no names for appointments submitted.

**3.3 Award of 5-Year Roadway Striping Services Contract (Resolution 2025-09)**

Mayor Fullmer asked if Councilmember Holdaway had any questions. He replied that he did not. Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER HOLDAWAY MOVED TO APPROVE CONSENT ITEM 3.3 ON THE CONSENT AGENDA AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

## 9. BUSINESS ITEMS

### 9.1. PUBLIC HEARING: Parks and Recreation Master Plan and Impact Fee Analysis (Ordinance 2025-01)

Parks and Recreation Director, Brian Vawdrey, is requesting approval of the proposed Vineyard City Parks and Recreation Master Plan.
(This item was continued from the March 12th, 2025, City Council meeting.)

Mayor Fullmer called for a motion to open the public hearing.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 8:56 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Parks and Recreation Director Brian Vawdrey and Laura Smith with CRSA gave a brief overview of the process and the master plan. There was a discussion about amenities. The presentation continued. A discussion ensued about impact fees.

Lee Johnson with Zions bank presented the impact fee study.

Councilmember Sifuentes asked if each household would be charged the impact fee, what the developers would pay, and if a significant amenity could go towards the impact fees. Mr. Johnson replied that as he understood it, they could pay in leu the impact fees through assets or other capital improvements.

Mayor Fullmer called for public comments. Hearing none, she turned the time over to the council for questions and comments.

Councilmember Holdaway asked about the scoring standards/methods. There was a discussion about scoring and HOA amenities. City Attorney Jayme Blakely stated that they needed to make sure the data was supported and felt that the facilities plan was written in a conservate way to support impact fees. They could not count the HOA amenities that were not available to everyone. The discussion continued. Mr. Blakely's explained that the impact fees had to be spent on city amenities and must be used with six (6) of collecting the fees.

Mayor Fullmer called for additional questions from the council or the public.

Ms. Cornelous asked about the impact fee for new residents and if they could cut what they were offering and if they would cut the impact fee. There was a brief discussion.

Councilmember Sifuentes asked about the green space in her neighborhood. Mr. Vawdrey replied that he had already updated the plan.

Mr. Vawdrey proposed that in the IFA and IFFP documents list of amenities did not fully match the master plan. A brief discussion ensued.

Mayor Fullmer called for additional questions from the council or the public.

Mr. Lauret asked if this fee would be retroactive. Mr. Blakesley replied, no. Mr. Lauret asked how this would be applied to apartments. Mr. Blakesley replied that all housing units were counted the same. Mr. Vawdrey explained how the fees could be lowered. A discussion ensued.

Mayor Fullmer called for additional questions from the public. Hearing none, she called for a motion to close the public hearing.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 9:52 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Councilmember Clawson restated what he had heard about amenities. Mr. Blakesley stated that Councilmember Clawson understanding was correct.

Mayor Fullmer noted that she had items she wanted more information on and asked that the item be continued.

Councilmember Sifuentes asked if any of these would be retroactive, including green space already being programed. A discussion ensued.

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO CONTINUE THIS ITEM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

**9.2. PUBLIC HEARING - Consolidated Fee Schedule Amendment (Resolution 2025- 11)**
Utility Billing Clerk Maria Arteaga will present proposed amendments to the Consolidated Fee Schedule.

Mayor Fullmer called for a motion to open the public hearing.

**Motion:** COUNCILMEMBER CAMERON MOVED TO OPEN THE PUBLIC HEARING AT 9:57 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
Mayor Fullmer turned the time over to Utility Billing Clerk Maria Arteaga.

Ms. Arteaga presented the fee schedule amendments.

Mayor Fullmer called for public comments. Hearing none, she clarified that they would be taking the Parks and Recreation Impact Fees off the fee schedule. She then called for a motion to close the public hearing.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 10:00 PM. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERSON, CLAWSON, AND SIFUENTES VOTED YEST. COUNCILMEMBER HOLDAWAY WAS ABSENT DURING THE MOTION. MOTION CARRIED WITH ONE (1) ABSENT.

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE CONSOLIDATED FEE SCHEDULE AMENDMENTS, RESOLUTION 2025-11 WITH THE EXCEPTION OF THE PARKS AND RECREATION FACILITIES FEE ON PAGE 15. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer moved to item 6 on the agenda.

**10. CLOSED SESSION**
No closed session was held.

**11. ADJOURNMENT**
Mayor Fullmer adjourned the meeting at 10:25 PM.

**MINUTES APPROVED ON:** April 30, 2025

**CERTIFIED CORRECT BY:** Pamela D. Spencer
**PAMELA SPENCER, CITY RECORDER**

VINEYARD
SEAL
UTAH